

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

October 16, 2006

Regular Meeting

The regular meeting of Council was called to order by President Lester at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Larry Corbin Maria Klemack Richard Lester Richard Stage Ted Berry

1. Mr. Corbin moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Stage.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. President Lester recognized the Mayor who recognized the Parks & Recreation Dept. for recently receiving their Accreditation from the National Parks & Rec. Association. She said they are the 6th in the State and 66th in the Nation. Ms. Conrad, Director, explained that her department worked on this for two years. She said it was a city collaboration with assistance from every Dept. Head and all staff members. She thanked everyone for their support.
3. President Lester read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Stage, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-66-06 (Appropriate \$7,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

2. Ordinance C-67-06 (Authorize the City Administrator to Purchase Real Estate and Appropriate \$310,500.00 from the General Fund for said purchase) was given its second reading and public hearing.

Ms. Maureen Cahill, Meadow Grove resident, asked Council to vote in favor of this resolution. She applauded the City for taking steps to respond to the residents who have given feedback about parking availability in the area. She specifically thanked Ms. Conrad for hosting a meeting to talk about additional park land in the area. She said the additional park land purchase is good use of city resources for several reasons: this land is centrally located to five (5) subdivisions; it is biker & walker friendly for

all ages; it is safe; the topography lends itself to many uses expressed by the residents and could be an active park area. She said once this purchase is approved, she encouraged the city to provide more opportunities for feedback from the residents for the development of this park and other park resources.

Mr. Jim Swanson, Birchbark Circle, stated that he is very excited for this opportunity and would be serviced by this park area. However, he has been working with a group to preserve Grovebrook Golf Course and is concerned of any expenditure of funds, at this time that would compromise the ability to act on opportunities in the Grovebrook area. If this is an issue, he believes it bears further study.

Ms. Conrad, Dir. of Parks & Rec., voiced support for the purchase of this property. She shared some drawings of the area and explained that the Focus Groups in 2005 voiced a need for more parks, as have others recently. She stated that this purchase should be reviewed in its merit alone. They will continue to advocate for more park ground, as spaces become available. She explained that a park over 20 acres is considered a community size and we are in great need for this type of park in this quadrant of the city. She said they have been working with Jackson Middle School and they are in favor of this acquisition. The Park Board was asked via e-mail and they unanimously supported this purchase. She also noted that the purchase price is below the appraised value. Mr. Berry asked if she had any quotes to develop this as a park. Ms. Conrad said based on past practices and pricing, she estimates it to be \$250,000.00.

Mr. Stage commented that this site is limited in its ability to be developed with housing, citing it as a single load site. He said he walked the property today and it is in deplorable condition. He said he would not support the purchase while the property is in this condition. Mr. Berry commented that he want to have some quotes from Ms. Conrad before he votes on the purchase and moved it be postponed until the second meeting in November; seconded by Mr. Stage.

Mr. Clark, Director of Law, explained that the Development Director brought this to the City. The property is not necessarily on the market. The sellers have made it clear that any postponement will not fit into their time schedule and the opportunity could be lost in acquiring the ground. Mr. Stage again noted that the property is single load street. Mr. Chuck Boso took exception to this statement. He said he does not believe the property is single loaded and referenced the appraisal, which upholds his statement. Mr. Berry said he understands Mr. Clark's comments, but as stewards of the public's money, he wants to know how much it will cost to develop. He also knows that the Grovebrook plan has been submitted, so there are a couple of things out there and he wants to make sure there is money.

There being no additional questions or comments, the vote was called for the postponement.

Mr. Lester	No
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	No
Ms. Klemack	Yes

3. Ordinance C-75-06 (Certify the Initiation of the I-71/SR665 Road and Bridge Reconstruction Project; Authorize the use of a portion of the proceeds of Bonds or Bond Anticipation Notes of the City dated not earlier than 1/1/07, in the estimated principal amount of not to exceed \$2,000,000.00 to reimburse the City's General Fund for moneys previously advanced for such propose; Appropriate \$1,100,000.00 from the General Fund for the Current Expense of Payment of Costs associated with the Procurement of Additional Easements and Rights-of-Way) was given its first reading. Second reading and public hearing will be held on November 6, 2006.

4. Resolution CR-66-06 (Intent to Appropriate Easements or Fee Simple Titles for the Improvement of the I-71/SR665 Project) was given its reading and public hearing.

Mr. Stage commented that Council has been given a table of the properties involved that the City needs to acquire right-of-way from.

There being no additional questions or comments, Mr. Stage moved it be approved; seconded by Mr. Corbin.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

5. Resolution CR-67-06 (Authorize the Administrative Assistant to Acquire Rights-of-Way and Easements for the Improvement of the I-71/SR665 Project) was given its reading and public hearing and Mr. Stage moved it be approved; seconded by Mr. Corbin.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

The Chair recognized, Mr. Berry, Chairman of Service, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-69-06 (Amend Various Section of Park Nine of the Codified Ordinances titled Streets, Utilities and Public Services) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is a reallocation of the fees. Mr. Berry confirmed that this does not increase fees for our residents.

There being no additional questions or comments, Mr. Berry moved it be approved; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. Resolution CR-68-06 (Support for the Central Ohio Transit Authority and Increased Bus Service in Central Ohio) was given its reading and public hearing.

Mr. Jim Daley, G.C. Representative on the COTA Board of Directors, requested Council support for this Resolution and Issue 7. He explained that this Issue will allow COTA to expand its service to the Grove City area. It will also offer assistance to second and third shift employees. Mr. Berry explained that Issue 7 is asking for a ¼% sales tax. He asked where that would put the sales tax. Mr. Daley said it would increase the amount of value to COTA by ½ a percent. He explained that if the County's ¼% rolls off, as they have indicated it would, it would not raise the overall sales tax of 6.75%. Mr. Berry asked if this was for 10 years. Mr. Daley said yes. Mr. Berry asked if anything

in the plan removes buses from the streets and goes to a rail system or something more efficient. Mr. Daley said no. The rail system was removed from the long range plan about six months ago. Mr. Berry asked what the impact on a resident would be. Mr. Daley said if you spend (10,000.00 per year) \$200.00 per week on taxable items, you would contribute \$25.00 per year to COTA. Mr. Berry said, philosophically, he believes they are moving in the wrong direction and should be looking at more efficient ways of public transportation. Mr. Daley commented that the Energy Agency changed the rules about two (2) years ago regarding the numbers of riders you must have to receive federal funding. They don't meet those criteria, so they gave up the ghost. However, a small amount of the money would go toward strategic investment (along railroad tracks) for the future. Mr. Berry asked how much this tax would generate for COTA. Mr. Daley said about \$46 million by 2008. Mr. Berry confirmed that over ten years, it would generate \$460 million. Mr. Daley said yes. That would allow them to increase the service by 82% over seven (7) years. Almost all the money goes directly to service.

There being no additional questions or comments, Mr. Berry moved it be approved; seconded by Mr. Corbin.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	No
Mr. Corbin	Yes

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-70-06 (Approve the Plat for Overbrook Court Development located on the northeast corner of Home Road and Broadway) was given its second reading and public hearing.

Mr. David Puckett, developer, explained that a change has taken place on the Plat to eliminate one lot and change the name, as requested by the Fire Dept. Mr. Stage voiced concern over how they are going to get the lot cleaned up. He said he understood that Mr. Puckett was contacted about this and indicated that the area would be cleaned up in two weeks. He said he went by it today and it is still the same. He also understands that a letter was submitted today indicated that the area would be cleaned up in six (6) months, but doesn't know what recourse the City would have if it wasn't cleaned. It was suggested that a penalty be placed in the Developer's Agreement. Mr. Stage asked what would happen if a Development Plan was never approved. Mr. Puckett asked that he confirm that cleaning up the site meant taking down the barn. Mr. Stage said his worry goes beyond the barn. He discussed the 4 or 5 poles on the site. Mr. Puckett said those poles belong to AEP and he has contacted them. AEP is supposed to be moving the lines and once that is done, the poles will come down. Mr. Stage said he is inclined to postpone the Plat until the site is cleaned up, but does like the idea of adding a penalty to the Developer's Agreement. He asked Mr. Boso if a Development Plan had been submitted yet. Mr. Boso said yes, and the plan is scheduled to be on the Planning Commission's next agenda. Mr. Stage asked if approval would require the demolition of the asphalt drive. Mr. Puckett said it would require the demolition of everything. Mr. Stage said he liked having a fine of \$100.00 per day, after 12/16/06, if the site is not cleaned up. Mr. Puckett agreed to this.

There being no additional questions or comments, Mr. Corbin moved that the Plat be replaced with the new sheets dated 10/16/06 and the Ordinance be amended to replace the name from Overbrook Court to Turnberry Court; seconded by Mr. Stage.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

Mr. Stage requested that he be allowed to abstain from Ord. C-71-06, C-72-06 and Res. CR-70-06, as he has a conflict of interest. Mr. Corbin moved to excuse Mr. Stage from voting on these three items; seconded by Ms. Klemack.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

2. Ordinance C-71-06 (Approve a Special Use Permit for Sky Financial Group, Inc. located at 2585 London-Groveport Road for Drive-Thru Facilities) was given its second reading and public hearing.

Mr. John Wollett, representing the Center for 665, explained that Sky Financial is part of the overall development of the Center. He explained that this is a small lifestyle type development and they worked with Staff to get the access to work well with the shopping center across the street.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Abstain
Mr. Berry	Yes

3. Ordinance C-72-06 (Approve a Special Use Permit for Burger King Corporation located at 2585 London-Groveport Road for a Drive Thru Window) was given its second reading and public hearing and Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Abstain
Mr. Berry	Yes
Mr. Corbin	Yes

4. Ordinance C-73-06 (Approve a Special Use Permit for Heartland Bank located at 4196 Old Stringtown Road for Drive-Thru Facilities) was given its second reading and public hearing.

Mr. George Parker, architect, showed a drawing of the plan and the traffic flow for the project. He also showed renderings of the building. President Lester questioned the sidewalk around the building. Mr. Parker stated that they intend to extend the sidewalk along Old Stringtown Rd. once the road improvements are completed. President Lester asked Mr. Keller, city's consulting engineer, if the cost estimates for the sidewalk included the portion on Kelnor Drive. Mr. Keller said no. Mr. Scott McComb, representing Heartland Bank, stated that they would agree to the additional cost of extending the sidewalk along Kelnor Drive, as well as that portion along Old Stringtown Road. Mr. Corbin noted that Planning Commission had three stipulations and Mr. McComb said they agree to those.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

5. Resolution CR-65-06 (Approve the Development Plan for Heartland Bank located at 4196 Old Stringtown Road) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

6. Resolution CR-69-06 (Approve the Development Plan for Sonic Restaurant located at 1665 Stringtown Rd.) was given its reading and public hearing.

Mr. Jack Reynolds, representing Sonic Restaurants, was present to answer any questions. Mr. Corbin reviewed the four stipulations from Planning Commission, which Mr. Reynolds said his client agreed to.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

7. Resolution CR-70-06 (Approve the Development Plan for The Center at 665 located at 2585 London-Gvpt. Rd.) was given its reading and public hearing.

Mr. John Wollett, representing petitioner, reviewed the development with Council. Mr. Corbin reviewed the six stipulations set by Planning Commission, which Mr. Wollett agreed to. President Lester stated that he continues to struggle with the screening and wanted to stress the importance of their compliance with Stipulation #5. Mr. Wollett said they have provided a new drawing to city staff to show how they will comply.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by President Lester.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Abstain
Mr. Berry	Yes

8. Resolution CR-71-06 (Approve the Development Plan for Golden Corral located at 2005 Stringtown Rd.) was given its reading and public hearing.

Mr. Ken Hull, Frisch's Restaurants, reviewed the plan with Council, noting that this would take the curb cuts down to one (1) on this site. President Lester questioned stipulation #2 regarding the two (2) bands of LED lighting around the chimney. Mr. Hull explained that this would be a thin red light that would not move. Mr. Holt, Planning Commission Chair, stated that they originally had LED lights on the dormers, which were eliminated with the compromise of having the light on the chimney. Mr. Corbin reviewed the three stipulations set by Planning Commission, which Mr. Hull agreed to.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

9. Resolution CR-72-06 (Approve a Cert. of Appropriateness for Mill Street Market for the demolition of the Silos located at 3937 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Karen Dover, owner, was present to answer any questions. President Lester commented that it is unfortunate that these need to be razed. He said they are an item that makes the Town Center unique and he is sorry she has to go through this.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

10. Resolution CR-73-06 (Approve the Development Plan for Meyers Jewelers located in Parkway Centre North) was given its reading and public hearing.

Mr. Buarat Baste, representing the petitioner, was present and showed renderings of the building. Mr. Corbin reviewed the stipulations set by Planning Commission, which were agreed to.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Mr. Stage.

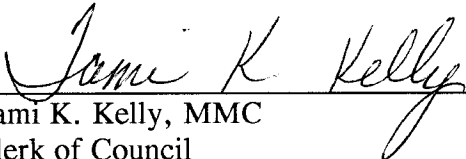
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.


The Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman reported that she will be making a presentation on the S.R. 665 Project to the ODOT Tract Committee this Thursday. She updated Council on upcoming events and road construction.
2. Council Members congratulated Ms. Conrad and the Parks & Rec. staff for their Accreditation.
3. After additional comments from the Mayor, Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:20 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President